

025.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,049,700 / 1,049,700

1,049,700 / 1,049,700

1,049,700 / 1,049,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		WINDSOR ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DIFLUMERI PALMINA	
Owner 2:	
Owner 3:	
Street 1: PO BOX 62	
Street 2:	
Twn/City: WINCHESTER	
St/Prov: MA	Cntry:
Postal: 01890	Own Occ: N
Postal:	Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1911, having primarily Vinyl Exterior and 3380 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes
Code Fact Units Price Units Type Type Factor Value Price Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code
104 Two Family 5000 Sq. Ft. Site 0 80. 1.14 1

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								16814
								GIS Ref
								GIS Ref
								Insp Date
								07/29/17
								07/29/17
								07/29/17

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	593,700	0	5,000.	456,000	1,049,700	1,049,700	Year End Roll	12/18/2019
2019	104	FV	435,000	0	5,000.	484,500	919,500	919,500	Year End Roll	1/3/2019
2018	104	FV	435,000	0	5,000.	353,400	788,400	788,400	Year End Roll	12/20/2017
2017	104	FV	391,000	0	5,000.	307,800	698,800	698,800	Year End Roll	1/3/2017
2016	104	FV	391,000	0	5,000.	262,200	653,200	653,200	Year End	1/4/2016
2015	104	FV	347,200	0	5,000.	256,500	603,700	603,700	Year End Roll	12/11/2014
2014	104	FV	347,200	0	5,000.	210,900	558,100	558,100	Year End Roll	12/16/2013
2013	104	FV	361,700	0	5,000.	200,600	562,300	562,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAYNOR CAROL	26898-81		12/11/1996		210,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/16/2020	131	Add Bath	15,000	O				
9/5/2019	1384	Redo Kit	10,000					
8/14/2003	705	Porch	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Measured	HS	Hanne S
5/12/2009	Measured	189	PATRIOT
10/11/1999	Measured	264	PATRIOT
8/12/1993		PC	PHIL C

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____



